

STATE OF MICHIGAN

14A-1 JUDICIAL DISTRICT COURT (ANN ARBOR, MICHIGAN)

R & J GROUP HOLDINGS,

Plaintiff,

v

File No. 251C0573 LT

AZAR SADEGHI-STAFFELD

and

GHAZAL STAFFLED,

Defendants.

/

TERMINATION OF TENANCY HEARING

BEFORE THE HONORABLE J. CEDRIC SIMPSON, DISTRICT JUDGE

Ann Arbor, Michigan - Friday, February 28, 2025

APPEARANCES:

For the Plaintiff: MR. ANTHONY G. MAMMINA (P37684)  
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Appearing in Pro Per: MS. AZAR SADEGHI-STAFFELD  
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TABLE OF CONTENTS		
		<u>PAGE</u>
<u>WITNESSES:</u>	<u>PLAINTIFF</u>	
NONE		
<u>WITNESSES:</u>	<u>DEFENDANT</u>	
NONE		
<u>EXHIBITS:</u>	<u>MARKED</u>	<u>ADMITTED</u>
NONE		

CLERK NOTE

\*\*\*\*\* Any discrepancy where the audio for the participants was unclear due to electronic failure or distortion, or to the speaker not being picked up by the microphone is marked as [indiscernible].

1 Ann Arbor, Michigan

2 Friday, February 28, 2025 - 3:27 p.m.

3 THE COURT: R dollar sign J Group Holdings versus  
4 Azar Sadeghi-Staffeld.

5 So --

6 MR. MAMMINA: Ready, your Honor.

7 MS. SADEGHI-STAFFELD: Good afternoon, your Honor.

8 THE COURT: All right.

9 And where are we on this?

10 MS. SADEGHI-STAFFELD: May I pass to the Bailiff to  
11 hand this to you?

12 THE COURT: What -- what is it?

13 MS. SADEGHI-STAFFELD: This is the petition for  
14 joinder before federal court -- we filed, your Honor.

15 THE COURT: The petition for joinder?

16 MS. SADEGHI-STAFFELD: Yes.

17 We amended the complaint, and we added R and J  
18 Holding to our federal complaint -- and [indiscernible]  
19 court.

20 THE COURT: No.

21 Have you seen that?

22 MR. MAMMINA: I have not, your Honor.

23 THE COURT: Well, you can't just give me things and  
24 expect the Court to take 'em (sic) without showing opposing  
25 counsel.

1 MS. SADEGHI-STAFFELD: Okay.

2 I have a copy for him. He refused to accept it.

3 MS. MAMMINA: Your Honor, she hasn't tendered it to  
4 me.

5 Also, for what it's worth, yesterday at about 11  
6 o'clock in the morning, the defendant served upon my office a  
7 ream of pleadings. Responses, motions to stay, motions to  
8 dismiss, and so on. And I did my best --

9 THE COURT: For what case?

10 For this one?

11 MR. MAMMINA: For this case.

12 We're not a part of that federal case and she is  
13 doing the classic attempting to turn this into a federal case  
14 when in fact it's just a summary proceedings action, your  
15 Honor.

16 MS. SADEGHI-STAFFELD: Absolutely not, sir.

17 MR. MAMMINA: And I did -- also give her copies of  
18 everything I filed by overnight mail and today. I handed it  
19 to her a while ago and she gave it back to me.

20 I'm not gonna (sic) fight over it, but they served  
21 me with a series of motions. I had to respond --

22 THE COURT: I don't have any motions.

23 MS. SADEGHI-STAFFELD: Yes, your Honor. The  
24 package in front of you has a motion to dismiss, has petition  
25 for a stay, has answer to the complaint --

1 THE COURT: Okay.

2 MS. SADEGHI-STAFFELD: -- and has a counter-  
3 complaint.

4 THE COURT: You filed these today?

5 Yeah.

6 MS. SADEGHI-STAFFELD: No --

7 THE COURT: Today.

8 MS. SADEGHI-STAFFELD: -- we filed it yesterday,  
9 your Honor. You only gave us a week to answer. Remember,  
10 your Honor?

11 MR. MAMMINA: Your Honor, you gave her a week --

12 THE COURT: Oh. Ma'am, I remember everything I do.  
13 Do not try to address me that way.

14 I will have a memory that will throw you in  
15 circles. So, don't come at me like that, because if you come  
16 at me like that, you're gonna (sic) get hurt.

17 MS. SADEGHI-STAFFELD: I just --

18 THE COURT: Counsel, what were you saying?

19 MR. MAMMINA: Your Honor, I was saying that, as I  
20 recall -- and I wouldn't challenge your memory, you may as  
21 well. When we were -- appeared and she asked for the  
22 opportunity to present some reference to this federal case.

23 THE COURT: Yes.

24 MR. MAMMINA: You said, you may -- we're gonna  
25 (sic) adjourn this until next Friday at three, and you can

1 deliver to me a copy of that federal case so that I can look  
2 at it.

3 THE COURT: Right.

4 MR. MAMMINA: Not file a whole host of other  
5 pleadings and other matters at the last minute.

6 I mean that's -- that was tough for me to handle,  
7 but I got it out, Judge.

8 THE COURT: Well --

9 MS. SADEGHI-STAFFELD: The copy of federal  
10 pleadings is part of that package that was delivered -- hand  
11 delivered to this gentleman, and to the Court, your Honor.

12 MR. MAMMINA: We have nothing to do with that  
13 federal case, your Honor, at this point.

14 She has a case against Wells Fargo who is a prior  
15 mortgage -- mortgagee in the case. We have nothing to do  
16 with it whatsoever. We're the deed holder of the property.

17 THE COURT: There's also -- there's also been a --  
18 parties added?

19 MR. MAMMINA: They counter-claimed against us  
20 yesterday at 11 o'clock in the morning and filed several  
21 motions. No parties have been added to this case, but she  
22 says she wants to add us to that federal case --

23 THE COURT: Well, the caption is is (sic) changed.

24 MS. SADEGHI-STAFFELD: Correct.

25 THE COURT: Can't just change the caption.

1 MR. MAMMINA: Well, we haven't been served as -- I  
2 got the documents --

3 THE COURT: Counsel, I get it. I'm just saying,  
4 this caption that I have on your documents, is not the  
5 caption of this case.

6 MS. SADEGHI-STAFFELD: I'm sorry?

7 THE COURT: The caption here -- who is Karl  
8 Staffeld?

9 MS. SADEGHI-STAFFELD: Karl Staffeld is here, he's,  
10 my husband.

11 THE COURT: I don't care if he's here. He's not --  
12 he wasn't a party to this case. Was he?

13 MR. MAMMINA: No.

14 MS. SADEGHI-STAFFELD: It says all residents, of  
15 the house, and he's a resident of the house.

16 THE COURT: You can't just change the caption.

17 MS. SADEGHI-STAFFELD: What do you suggest I do,  
18 your Honor?

19 THE COURT: You don't wanna (sic) hear that.

20 I suggest maybe you get an attorney, because I just  
21 don't --

22 MR. MAMMINA: She is an attorney, your Honor.

23 THE COURT: Well, that's even more alarming.

24 The cap -- I don't even know what to do with this  
25 because the caption has changed. Right?



1 MS. SADEGHI-STAFFELD: Yes.

2 THE COURT: The -- you served motions, and  
3 apparently there's a counter-complaint that the other side,  
4 or whoever it was supposed to add, doesn't have an  
5 opportunity to answer. I don't even know if there's been a  
6 summons issued for these other parties. I --

7 MS. SADEGHI-STAFFELD: Yes, there has.

8 THE COURT: Are you an attorney?

9 MS. SADEGHI-STAFFELD: I'm not a bar license holder  
10 attorney. I went to law school.

11 THE COURT: Counsel, you filed an amended  
12 complaint. Correct?

13 MR. MAMMINA: I did, your Honor.

14 THE COURT: Correct?

15 MR. MAMMINA: I did, your Honor.

16 THE COURT: All right.

17 MS. SADEGHI-STAFFELD: We have not received that.

18 MR. MAMMINA: I gave it to her --

19 MS. SADEGHI-STAFFLED: No, we have not received it.

20 MR. MAMMINA: I gave you the packet and you gave it  
21 back to me --

22 MS. SADEGHI-STAFFELD: When -- when was that, sir?

23 MR. MAMMINA: Just now. I gave it to your husband

24 --

25 MS. SADEGHI-STAFFELD: You gave it to me --

1                   THE COURT: If you two wanna (sic) have your own  
2                   darn conversation, you can do it outside. You don't need me  
3                   here.

4                   MR. MAMMINA: I apologize, your Honor.

5                   THE COURT: I'm not gonna (sic) be a third wheel on  
6                   a date in my courtroom.

7                   MR. MAMMINA: I'm sorry, your Honor. Very sorry.

8                   I did give her all of those pleadings and the  
9                   amended complaint in a white envelope --

10                  THE COURT: Did he --

11                  MR. MAMMINA: -- but she gave it back to me.

12                  THE COURT: Did he give ya (sic) an envelope and  
13                  then you give it back?

14                  MS. SADEGHI-STAFFELD: Yes, because --

15                  THE COURT: Why?

16                  MS. SADEGHI-STAFFELD: Because I tried to give him  
17                  the joinder and he gave it back.

18                  MR. MAMMINA: She never handed it -- anything --

19                  THE COURT: This is like --

20                  MR. MAMMINA: -- to me.

21                  THE COURT: This is like kindergarten.

22                  I'll tell you what. I'm gonna (sic) accept the  
23                  first amended complaint.

24                  Counsel, you can serve it on her in whatever way  
25                  you wish, in terms of either you can do it by email, or you

1 can serve it by first-class mail. If she won't take it, she  
2 won't take it.

3 This -- the -- what you filed, which is -- starts  
4 out entitled, Plaintiff Defendant's Answer to the Counter --  
5 you're gonna (sic) have to re-file this. I'm striking this  
6 pleading. You can't just change the caption.

7 Wow. Guess we're done.

8 And so, I'll give you a week to get that out. I  
9 realize it delays the proceedings but I -- I don't think I  
10 can do anything else, 'cause (sic) I don't know why these  
11 parties are running around in this case that you just added  
12 to this as --

13 The Petition to Stay is filed on be -- this is  
14 crazy. You're gonna (sic) have to start over. I'm striking  
15 all of that that (sic) you filed. And you're gonna (sic)  
16 have to just do it right.

17 I'll take yours; you serve it, they'll have to  
18 answer. And then we'll go from there.

19 I don't know that putting it out to next week is  
20 gonna (sic) any good, so I'm gonna (sic) put it out to the  
21 14th.

22 MR. MAMMINA: Thank you, your Honor.

23 I would ask the Court if it may? She hasn't paid  
24 rent -- they haven't paid rent since November. The rent for  
25 November, December, and January, is \$5,000.00 a month and the

1           rent for -- for February and March is \$5,500.00 a month.

2                   I would ask that you ask them to escrow --

3           THE COURT: What is the current monthly amount of  
4           rent?

5           MR. MAMMINA: It's -- there's a hold over  
6           provision. But we'll accept the normal rent, your Honor.

7           THE COURT: Of \$5,000.00?

8           MR. MAMMINA: Five thousand for --

9           THE COURT: I'm gonna (sic) order -- I'm gonna  
10          (sic) order escrow --

11          MS. SADEGHI-STAFFELD: Escrow. We will pay it in  
12          escrow, your Honor. But not to them, because they have to  
13          sell the property to us.

14          THE COURT: I'm gonna (sic) order that you pay  
15          escrow to the Court in the amount of \$5,000.00. I'm not  
16          gonna (sic) do a proration back to the original. You'll  
17          start that March 1st. It needs to be paid within 7 days of  
18          the date of my order and then needs to be paid each month  
19          while this matter is pending.

20                 Do you understand that?

21          MS. SADEGHI-STAFFELD: Yes, your Honor.

22          THE COURT: Please --

23          MS. SADEGHI-STAFFELD: Thank you, your Honor.

24          THE COURT: -- prepare an order to that effect.

25                 I will adjourn this --

1 MR. MAMMINA: So, February rent on March 5th?

2 THE COURT: I can only have March rent.

3 MR. MAMMINA: Oh. March rent.

4 THE COURT: I can prorate a day of February, but I

5 -- I'm not --

6 MR. MAMMINA: That's not necessary, we'll -- we'll

7 accept the --

8 THE COURT: March 14, 2025, at?

9 MS. HARTWICK: [Indiscernible].

10 THE COURT: One p.m.? I feel a cold coming on.

11 One p.m.

12 MR. MAMMINA: Thank you, your Honor.

13 Have a nice weekend, Judge.

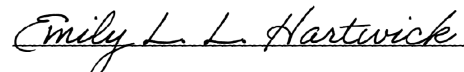
14 THE COURT: Yeah. I will now.

15 All right.

16 (At 3:37 p.m., proceedings concluded)

I certify that this transcript, consisting of 14 pages is a complete, true, and correct transcript of the Termination of Tenancy Hearing and testimony taken in the case of the *R & J Group Holdings vs Azar Sadeghi-Staffeld and Ghazal Staffeld*, file number 251C0573 LT on Friday, February 28, 2025.

Date: April 23, 2025



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